



# MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES

*nbbj*

Virtual Public Open House ... *the meeting will start momentarily ...*

08/06/2020



# MAPLE VALLEY DOWNTOWN DESIGN STANDARDS & GUIDELINES

*nbbj*

## Virtual Public Open House

08/06/2020



## How to Zoom ...

### **Zoom basics.**

- **Chat** - Type questions at any time during the meeting
- **Raise Hand** - If you have question or comment

**Meeting is being recorded.**

**Presentation will be posted.**

<https://www.maplevalleywa.gov/what-s-happening/current-projects/downtown-design-guidelines>

Amy Taylor, Senior Planner  
amy.taylor@maplevalleywa.gov



# **Agenda**

**1. Process & Project Overview**

**2. Location of Downtown**

**3. “Main Street”**

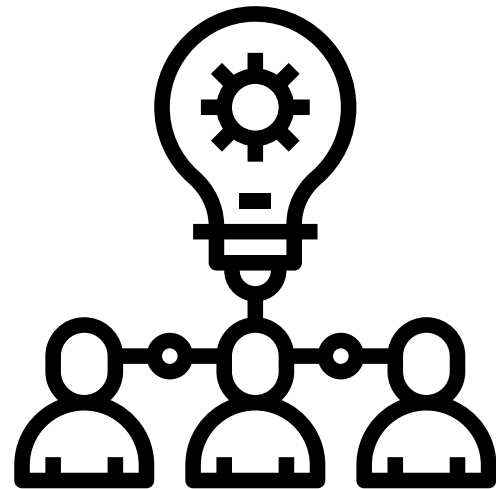
**4. Secondary Connections**

**5. Building Design**

**6. Land Use**

**7. Next Steps**

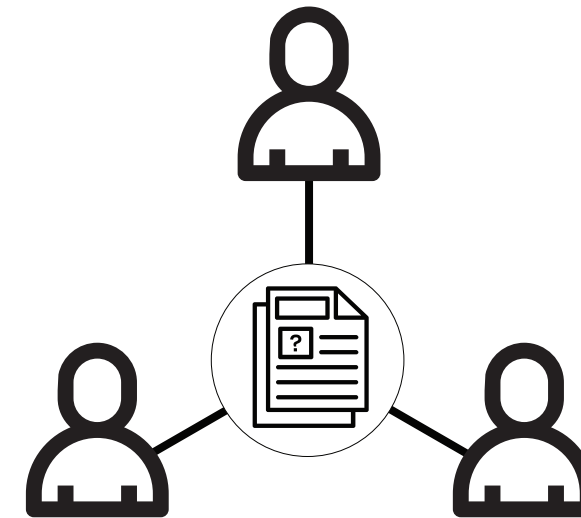
# Project Process Visioning + Downtown Design Standards & Guidelines



Community Visioning

*Community + NBBJ*

*April to June 2019*



Design Guideline Development

*Stakeholder Workgroup + City Staff + NBBJ*

*October 2019 - Present*

## **Downtown Design Standards & Guidelines Workgroup**

Tawni Dalziel, Public Works & Community Development Director

Syd Dawson, City Council

Jeff McCann, Property Representative

Jonathan Miller, Planning Commission

Tim Morgan, Economic Development Manager

Laura Philpot, City Manager

Erin Weaver, City Council

Amy Taylor, Project Manager / Senior Planner

Dave Pilgrim, Planning Commission

Jeff Taraday, City Attorney

Matt Torpey, Community Development Manager

Candace Tucker, Planning Commission



## Downtown Visioning - Spring of 2019



May 6 Community Meeting - Downtown Attributes Card Sort Activity



June 3 Community Meeting - Case Study Review of Our Favorite Downtowns



## **Project Process** Visioning + Downtown Design Standards & Guidelines

### **Workgroup Meetings (5)**

October 2019 - May 2020

### **Virtual Public Open House**

August 6, 2020

### **Planning Commission/ City Council Introduction**

August 10, 2020

### **Planning Commission Process**

August - December 2020

- Main street design
- Rules around the allowance of multi-family downtown
- Other items as Planning Commission desires
- Public Hearing

### **Development Moratorium Expiration**

December 2020

- Staff does not anticipate extending this moratorium

### **City Council Process**

January 2020 - March 2021



## Downtown Design Standards & Guidelines Vision Statement

Downtown Maple Valley will create its own sense of place welcoming the entire community, providing a vibrant mixed-use destination that connects citizens and visitors of all ages. The new neighborhood will be a walkable and bikeable Downtown mix of public space and mid-rise buildings, including businesses that promote the artistic, cultural and entrepreneurial spirit of the city's residents. The Downtown will offer retail, commercial, housing, civic uses and public open space supported by unrivaled trail connectedness. Downtown Maple Valley will reflect the area's heritage and deliver exceptional access to existing local businesses, residential neighborhoods, the Legacy Site, and regional attractions.



# Downtown Design Standards & Guidelines Guiding Principles

To further define, understand and visualize the community's vision for Downtown, the City of Maple Valley formed Guiding Principles to lead the development of the Downtown Design Standards and Guidelines and the Downtown District.

**Authentically Maple Valley.** Create an identity that is authentic to this community, emphasizing connections and views to the natural environment, and improving the appearance of the physical environment through design guidelines with an emphasis on the public realm.

**Vision-Oriented.** This is a unique opportunity to create a wholly new Downtown, leaving a lasting legacy – do not compromise the vision for projects that fail to meet the expectation. Deliver a usable tool that provides enough clarity that land owners and neighbors can share in the vision and City Staff are able to enforce it.

**Pedestrian-Friendly.** Construct a safe and accessible pedestrian-oriented environment for walking and biking that provides the 'front door' to new development. Downtown buildings should reinforce the pedestrian feel through the physical design and strive for a "park once" strategy – parking is shared and visitors can walk to multiple destinations without getting back into their car.

**Make Downtown a Destination.** Create a Downtown as a place to live, work, play and visit. Downtown Maple Valley should be a place that is central to the life of the community and the foothills region. Promote a mix of uses and businesses that draws patrons both day and night.

**Environmentally Responsible.** Integrate and manage Downtown development to support sound ecological principles by encouraging sustainable building practices, providing low-impact development stormwater management, incorporating energy efficiency strategies and retaining or adding green spaces.

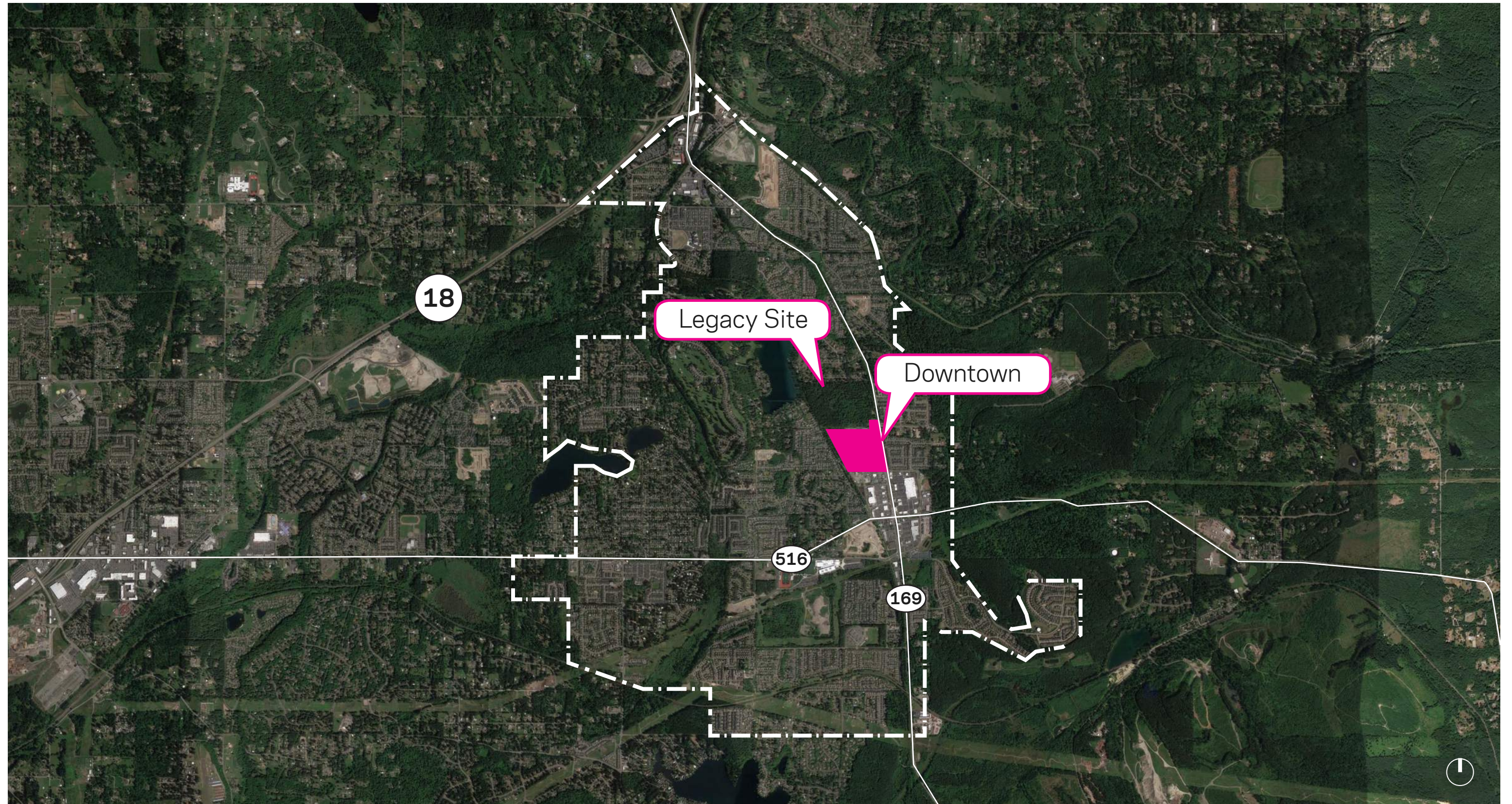
**Be Flexible.** Needs and wants evolve over time. Be open to new opportunities and ideas that may become available with time but which fit within the overall vision.

**Common Open Space.** The Downtown development should be relatively dense and compact -- a central open space is needed to support community gatherings, leisure activities and celebrations. The size and location must contribute to the success of Downtown's mix of uses and not isolate, or separate development.

**Be Local.** Create opportunities for local business to locate and grow in Downtown. Integrate residential with other commercial uses to create a dynamic, vibrant community where all are welcome.

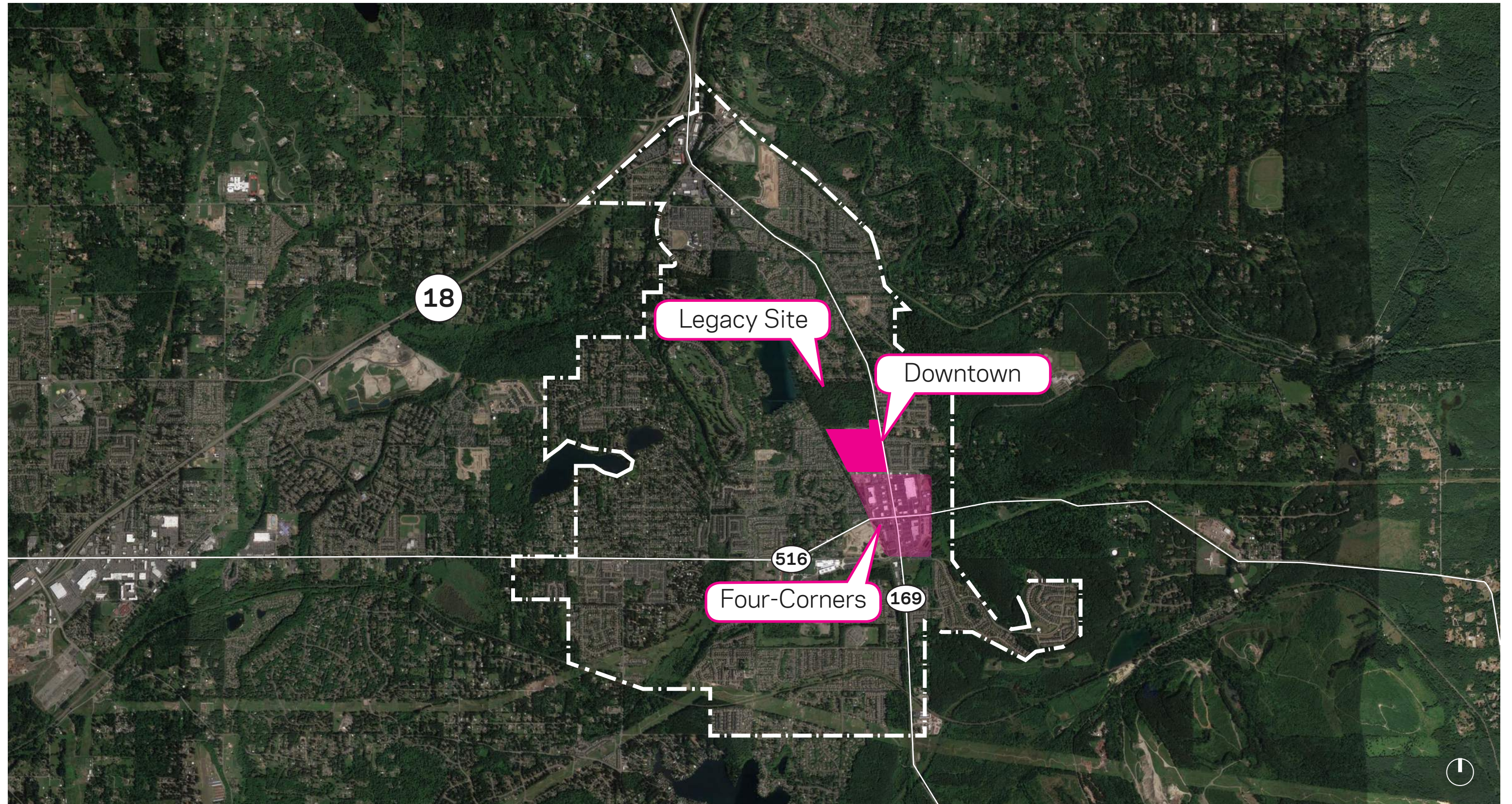


# Where is Downtown?



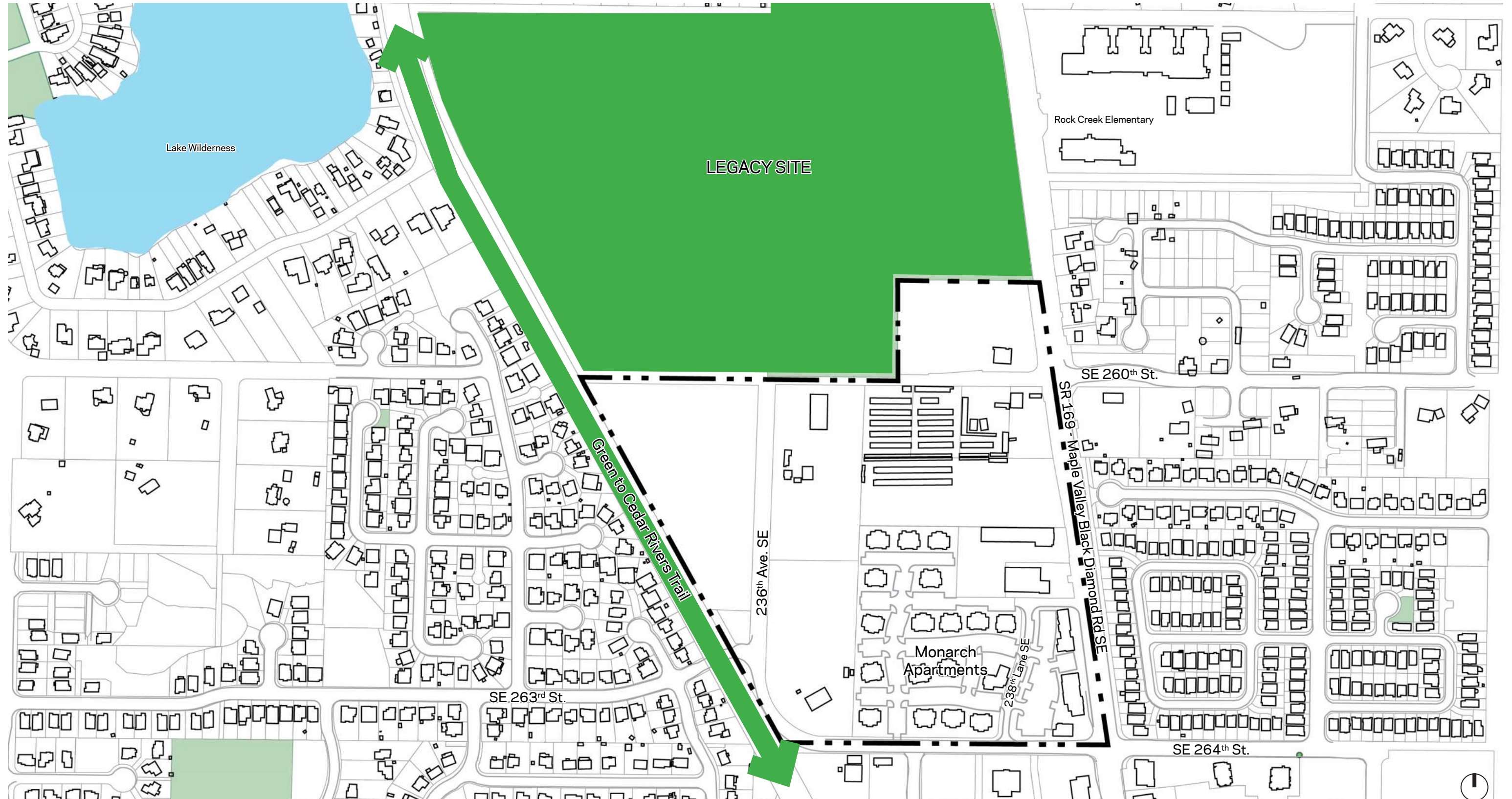


# Where is Downtown? Near Existing Commercial Uses





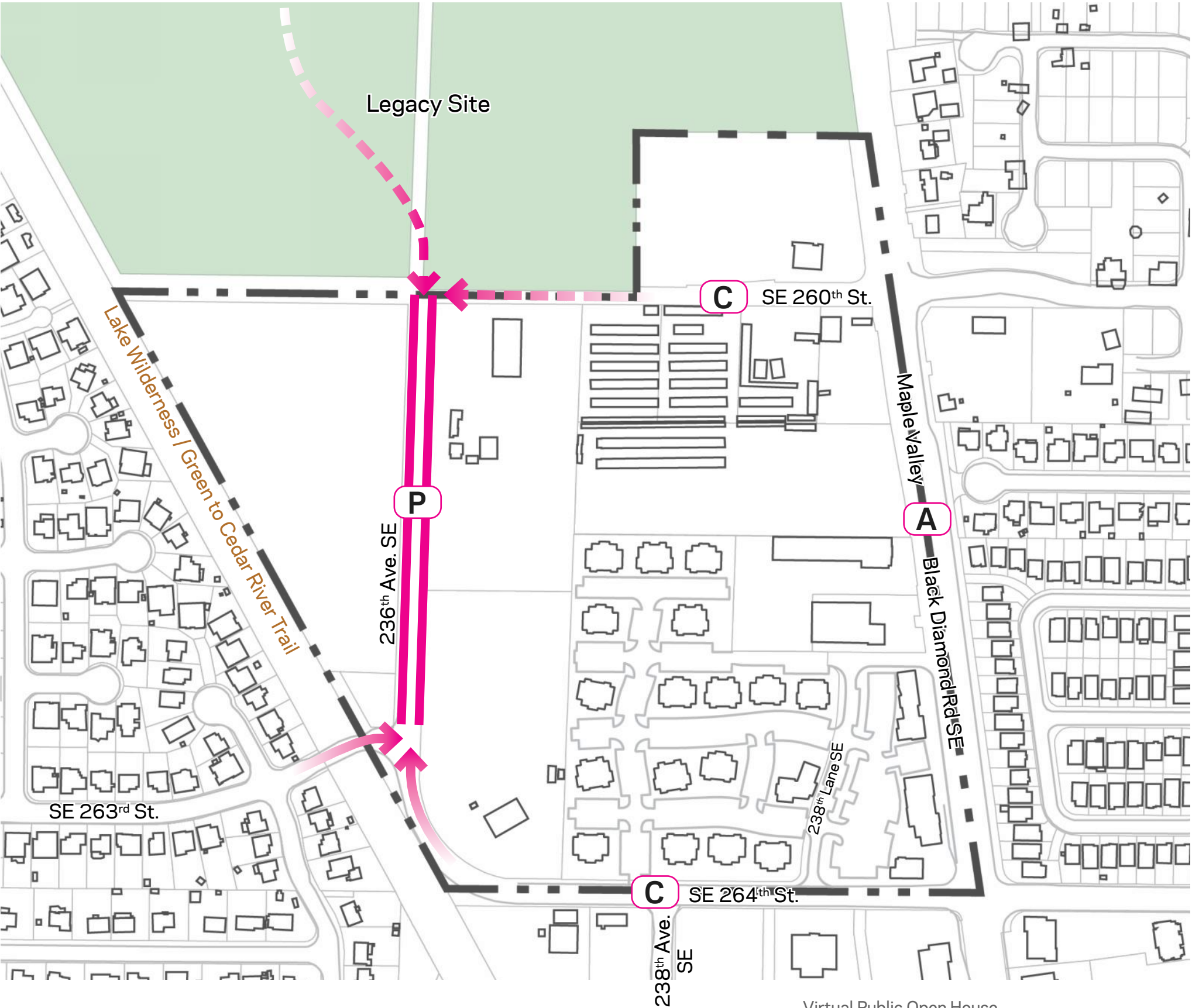
## Where is Downtown? Adjacent to Legacy Site & Green to Cedar Rivers Trail







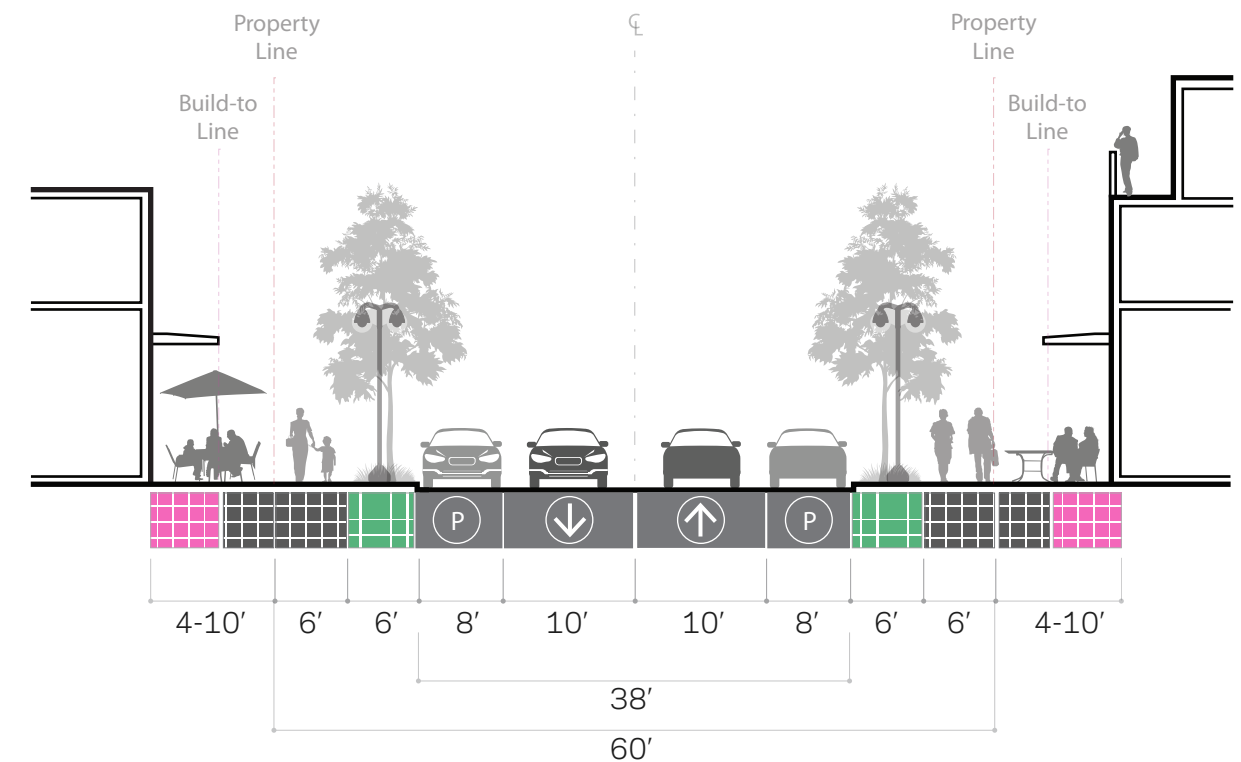
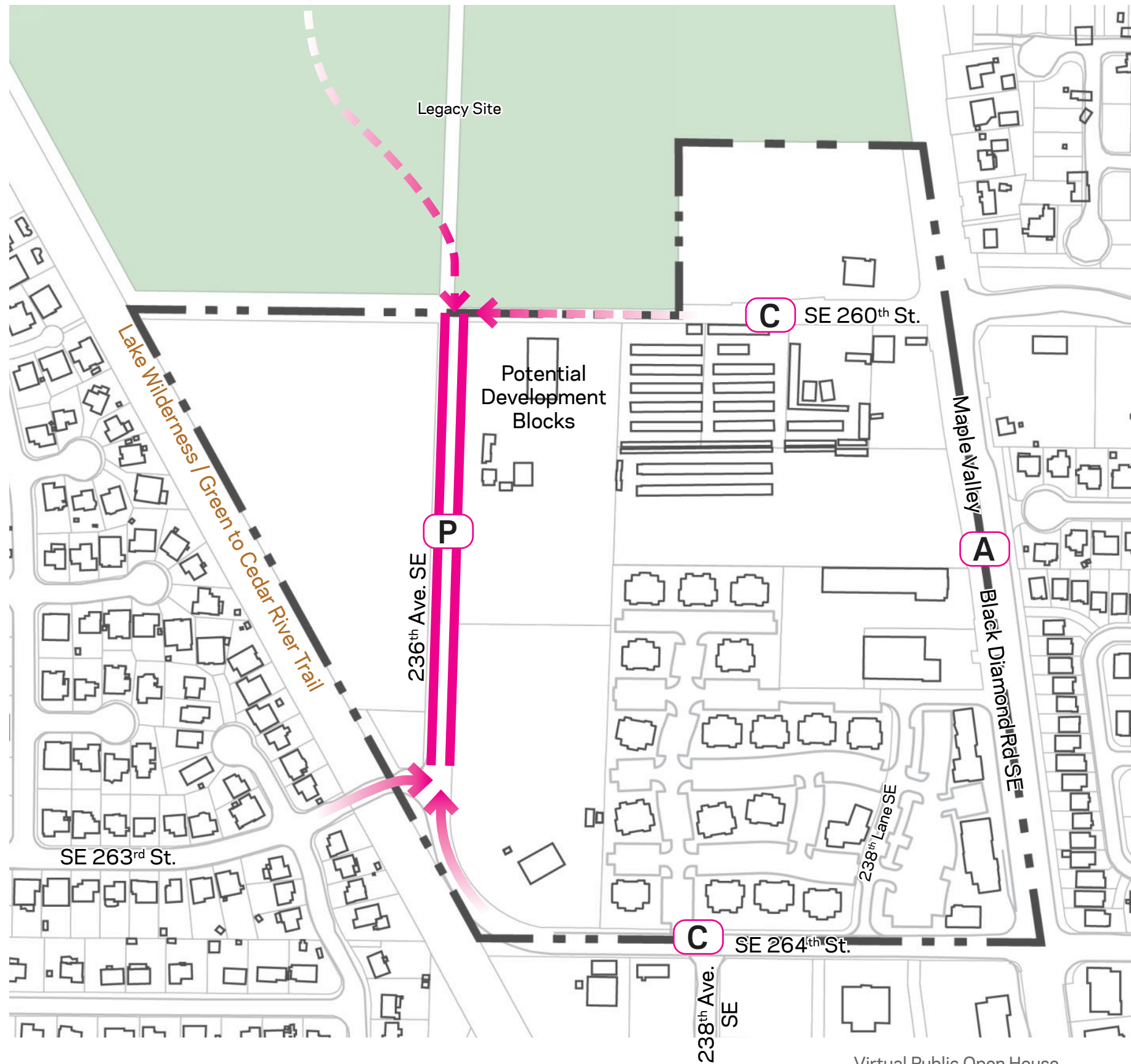
“Main Street” Future 236th Ave SE



- P** Primary Street / “Main Street”
- Sp** Secondary Connection - Pedestrian Oriented
- S** Secondary Connection
- A** Principal Arterial
- C** Collector



# "Main Street" A Pedestrian Friendly Environment



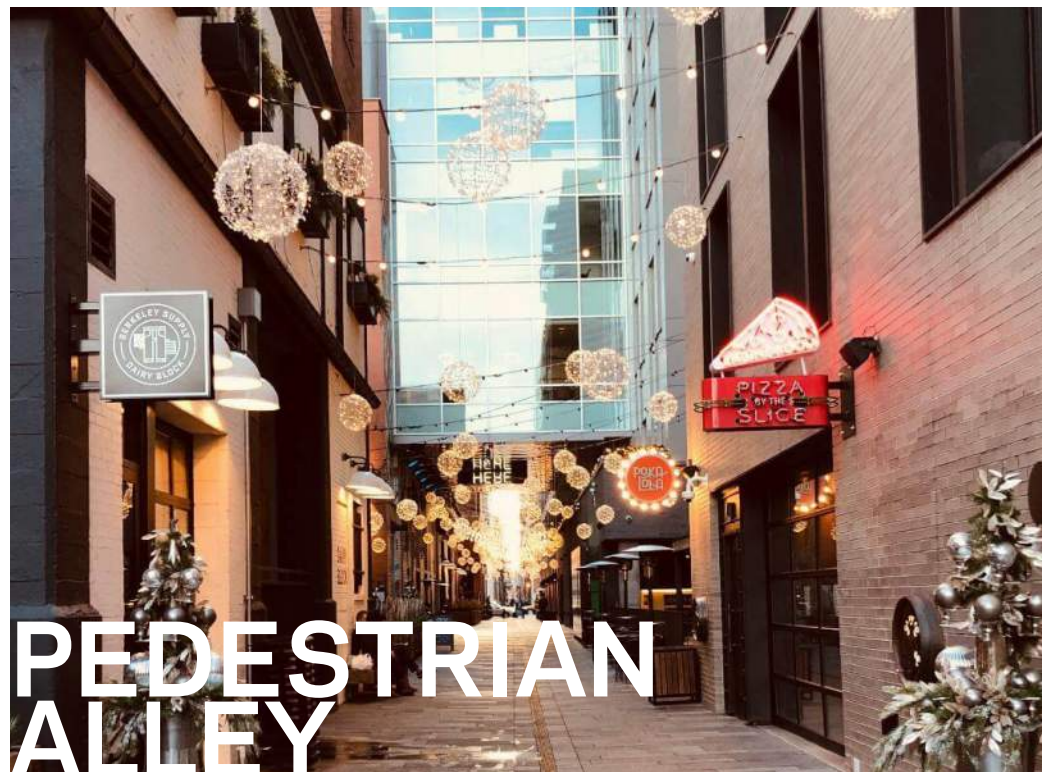
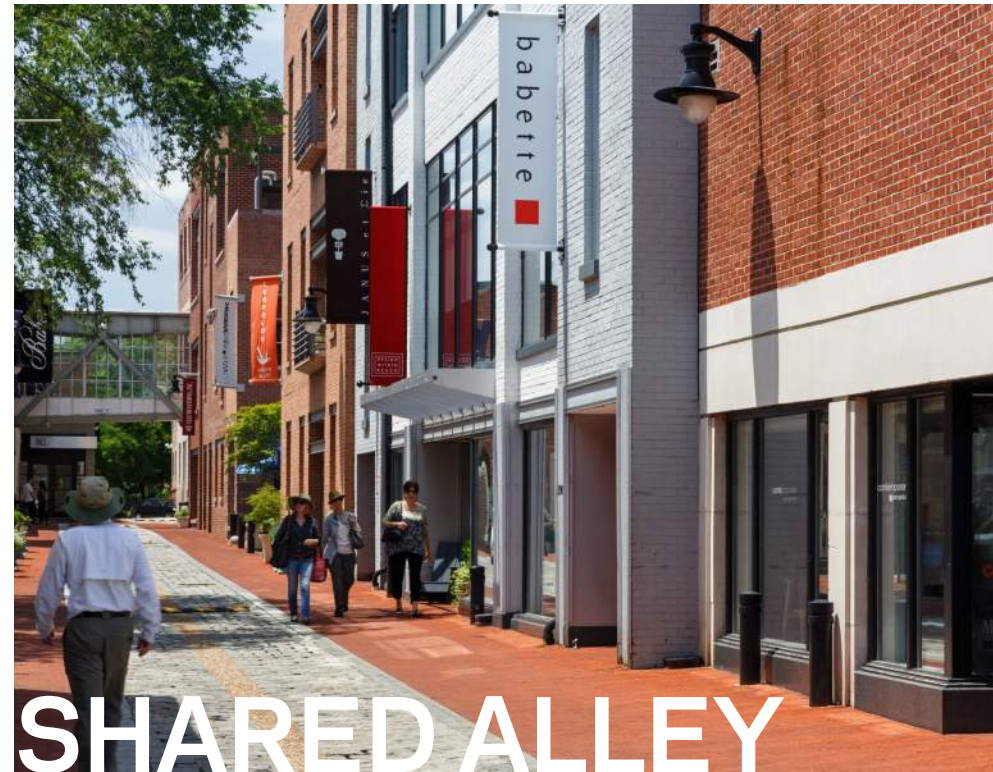


## “Main Street” A Pedestrian Friendly Environment



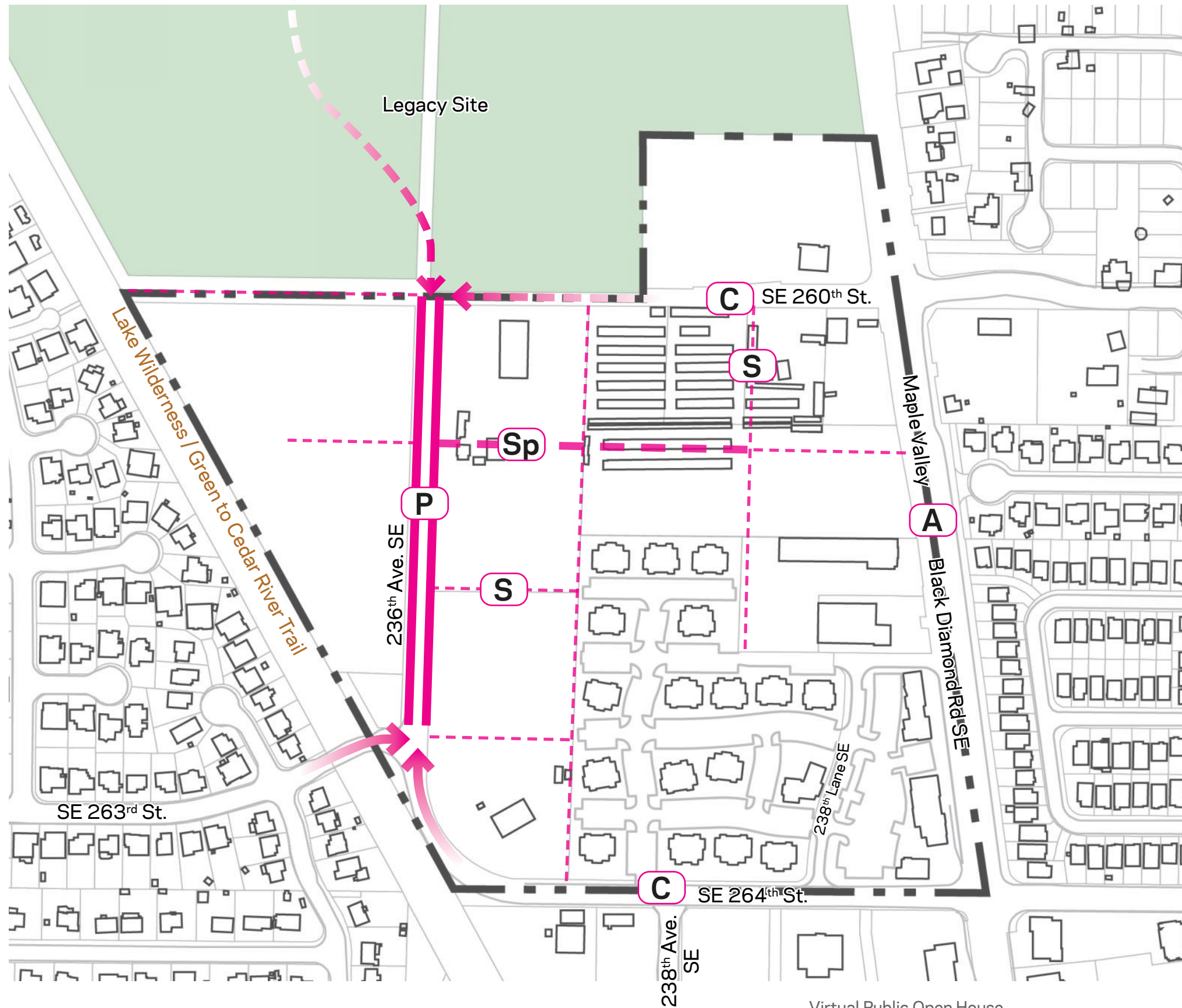


# Secondary Connections A Menu for Connecting a Neighborhood





# Secondary Connections Diagram A Menu for Connecting a Neighborhood

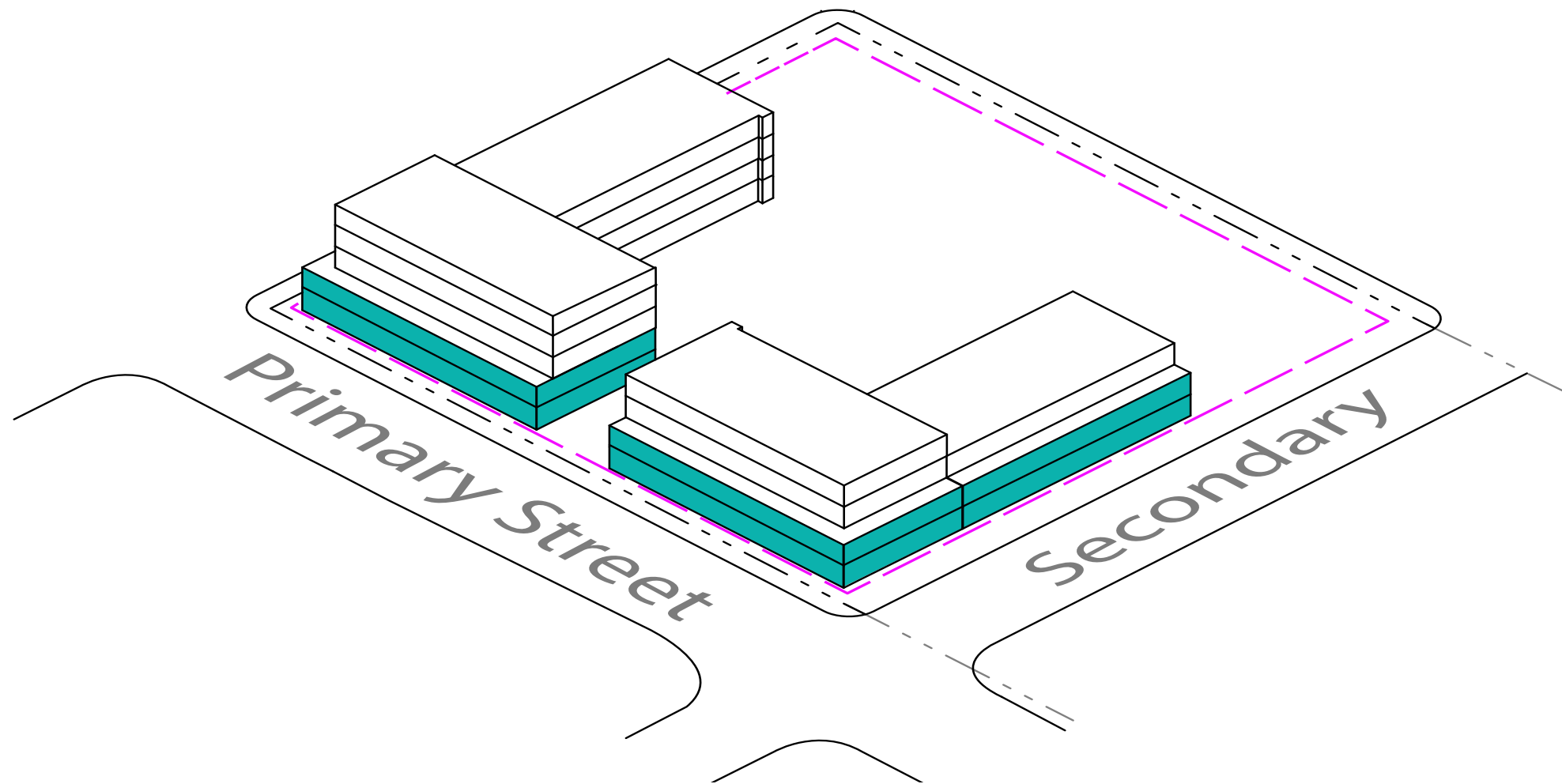


\*\* Dashed lines are estimated locations, to be determined by future development program.

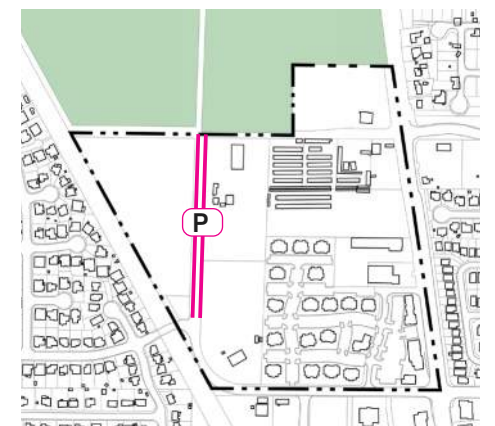
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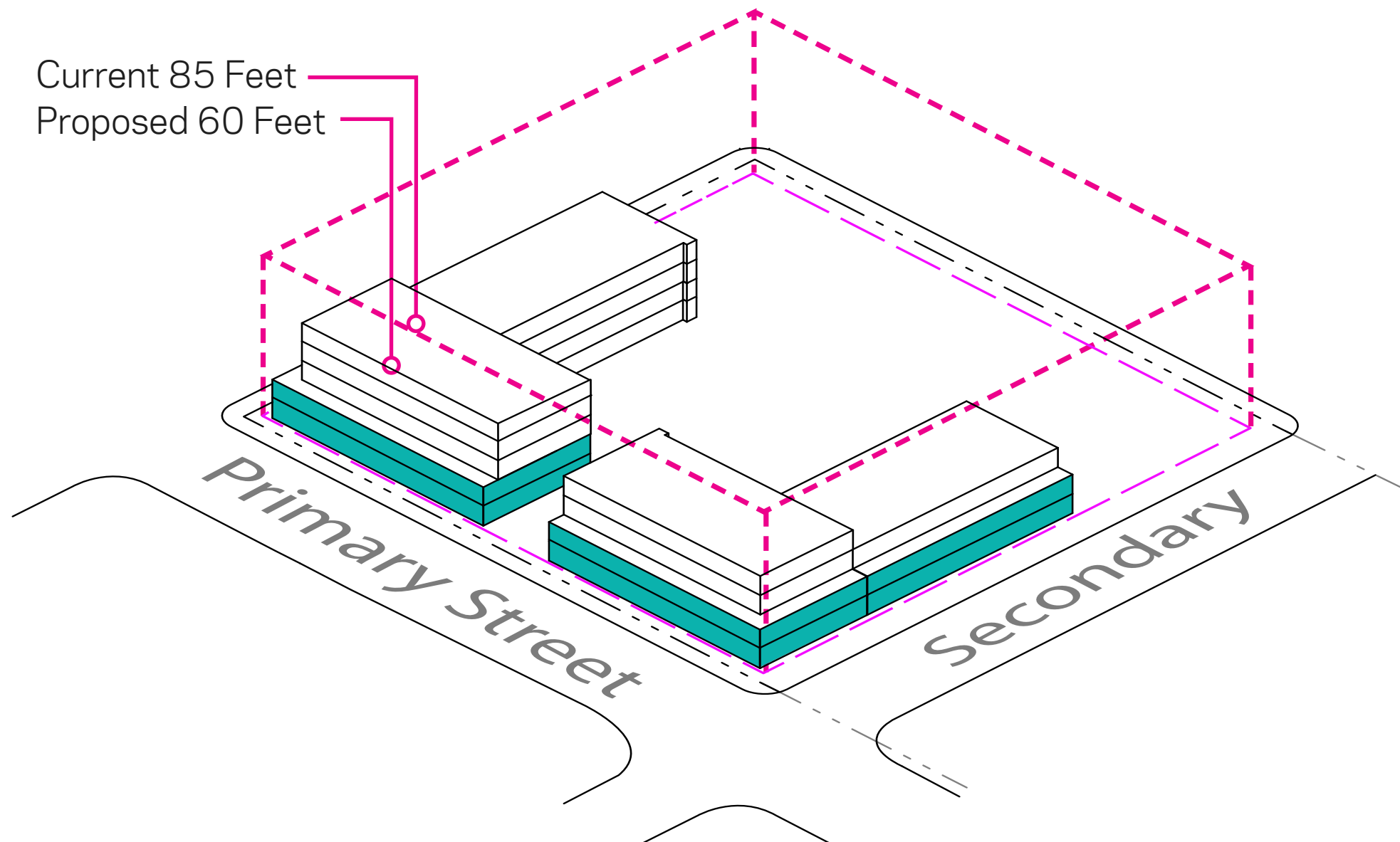
# Building Design Development Standards



In Downtown, development standards would require development to be concentrated along 236th Ave. SE (Main Street) and have a minimum development height of two stories.



# Building Design Development Standards



As part of the Design Standards & Guidelines process - the Workgroup elected to reduce the potential development height in the Downtown.

Under current code, development could reach 85 feet which is approximately 7-8 stories.

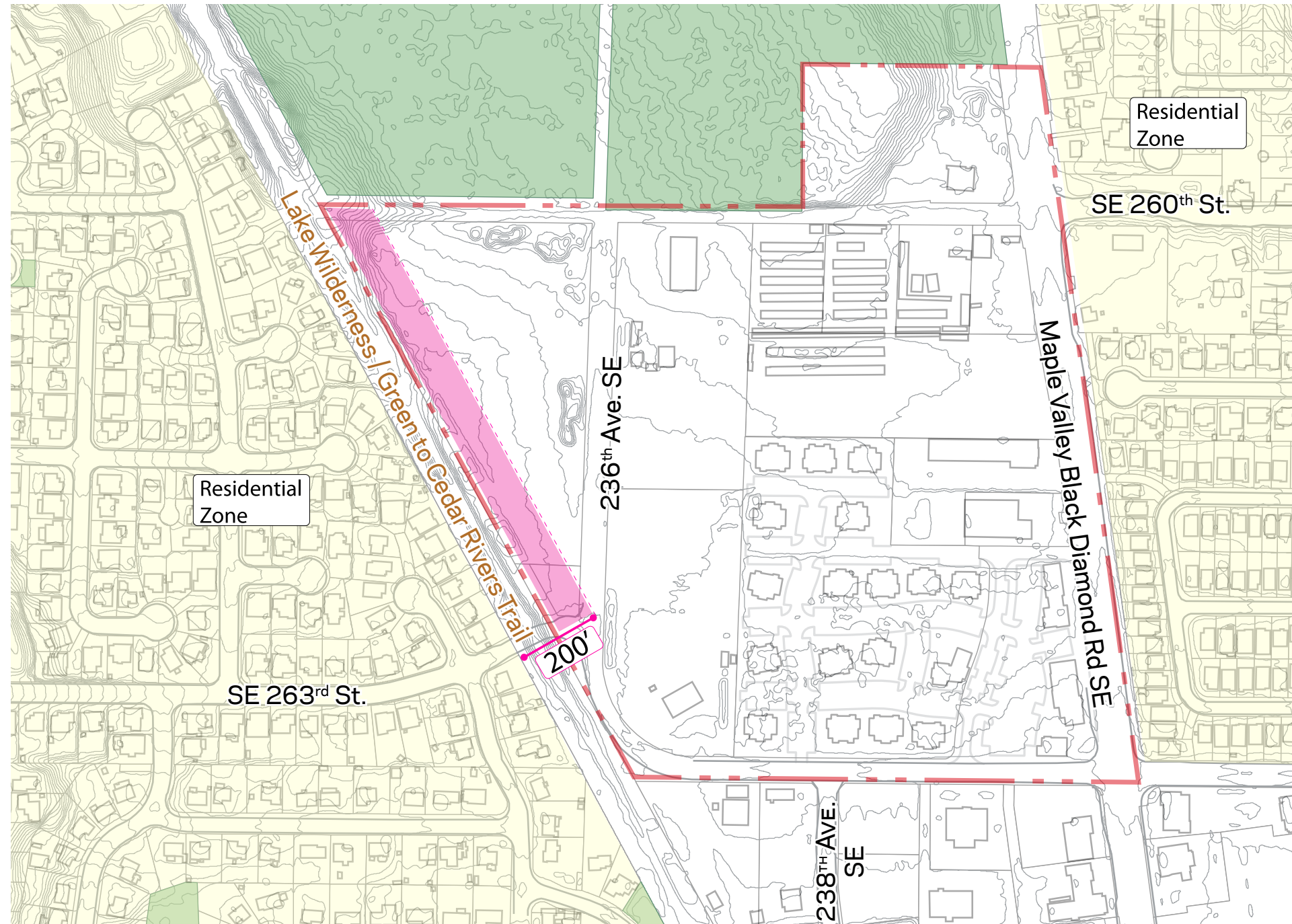
**As currently envisioned, height would be limited to 60 feet or 5 stories.**







# Building Design Development Standards



**Development height would be limited to 45 feet within 200 feet of residential zones.**



# Building Design Downtown Material Examples

BRICK



WOOD



METAL



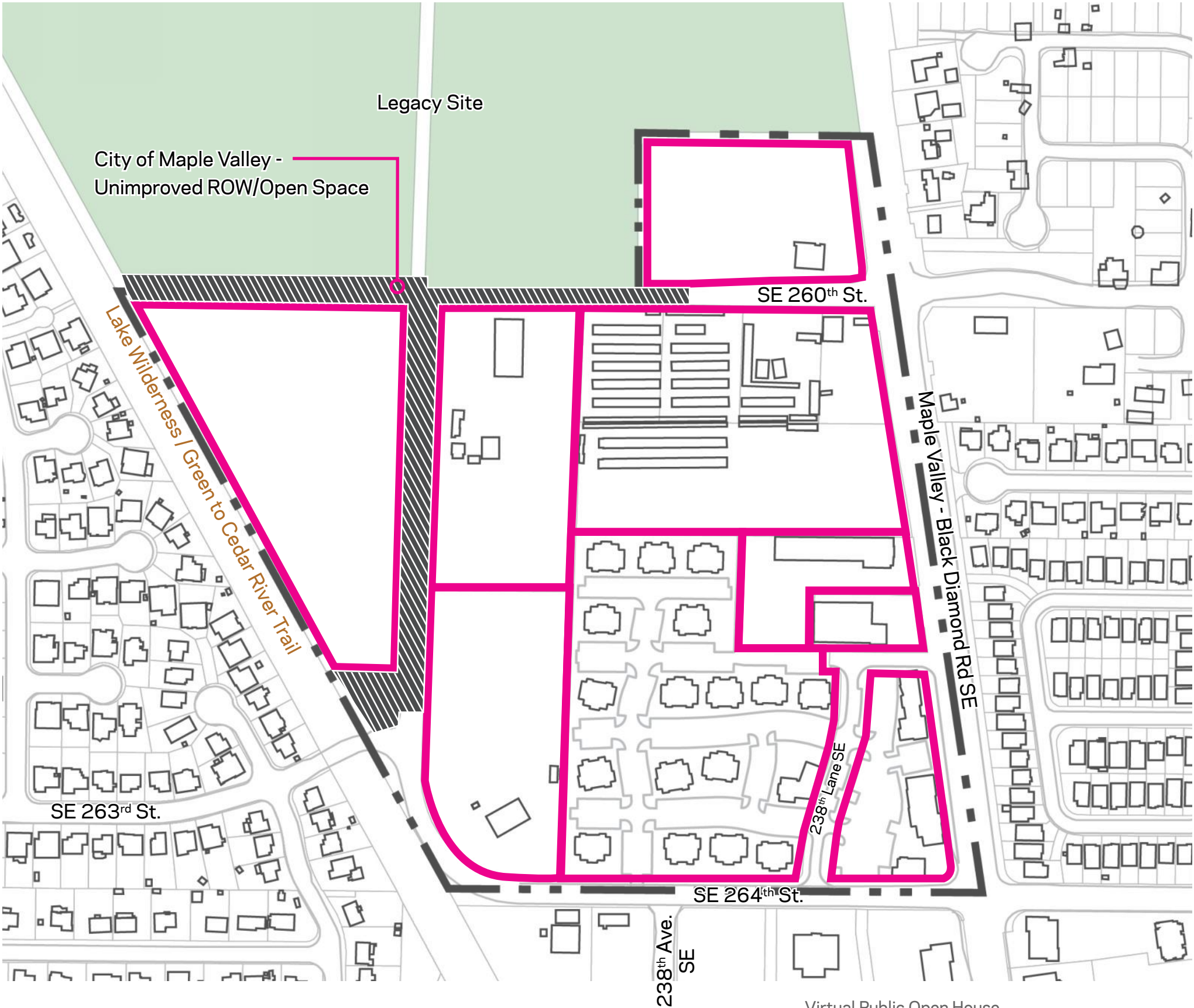
STONE



**The Downtown will be distinctive in design through its use of exterior building construction materials. Materials which reflect the history and character of the community and the Pacific Northwest are required to be incorporated into the primary design of the building. The following materials are approved for incorporation:**

- Brick, particularly that of a style and/or color similar to that which was made locally;
- Natural stone
- Wood, pre-stained wood siding where permitted by the building code;
- Timber
- Cross Laminated Timber
- Painted metal
- Exposed concrete, must be heavily ribbed, textured, colored, or bushammered, and sealed.

# Proportional Compliance



Provides a path to improve the existing property with graduated implementation of the Downtown Standards & Guidelines.

**Level 1:** 5% of Existing Building Value or less.



No requirement to meet the Standards & Guidelines

**Level 2:** Greater than 5%; less than 20% of Existing Building Value



Contribute to Downtown Right of Way Fund.

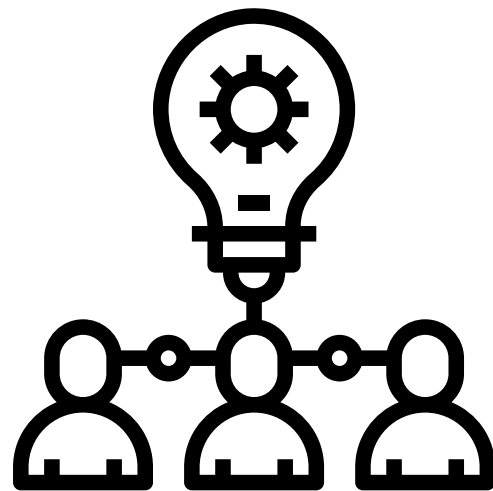
**Level 3:** Greater than 20% of Existing Building Value



Must meet all the Standards & Guidelines



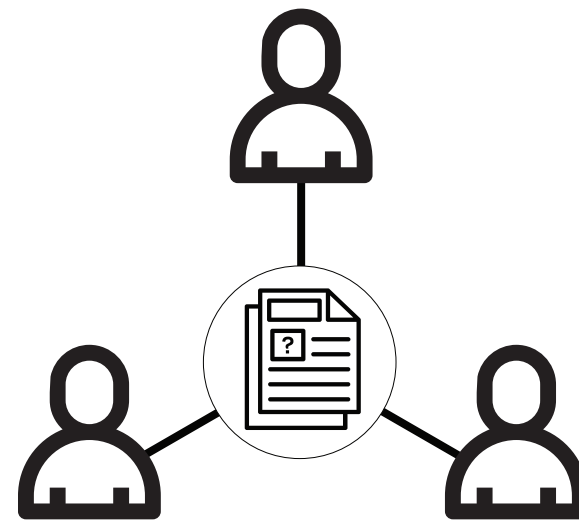
## Next Steps



Community Visioning

*Community + NBBJ*

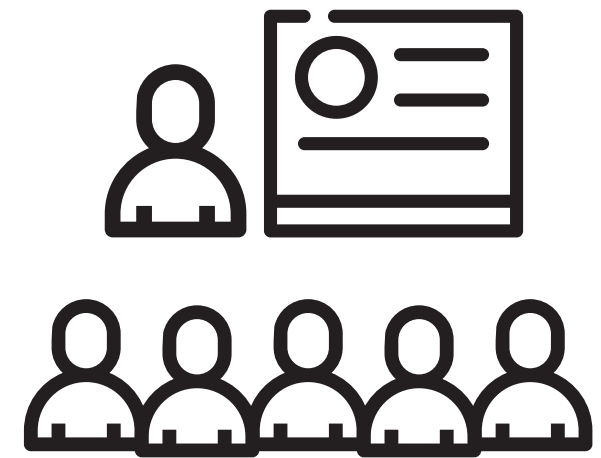
*April to June 2019*



Design Guideline Development

*Stakeholder Workgroup +  
City Staff + NBBJ*

*October 2019 - Present*



Document Review & Acceptance

*Planning Commission &  
City Council*

*Summer 2020*

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